Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 ROSELLA ROAD TORQUAY VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,227,500	Property type	House	Suburb	Torquay
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 LEGACY DRIVE TORQUAY VIC 3228	1040000	06-Mar-24
34 KARKALLA STREET TORQUAY VIC 3228	1130000	23-Feb-24
9 CENTRESIDE DRIVE TORQUAY VIC 3228	1165000	12-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 July 2024

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26 LEGACY DRIVE TORQUAY VIC 3228

4 2 2

Sold Price RS 1040000 Sold Date 06-Mar-24

Distance 0.23km

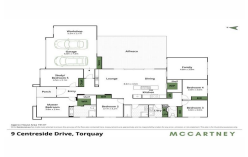


34 KARKALLA STREET TORQUAY VIC 3228

4 2 2

Sold Price 1130000 Sold Date 23-Feb-24

Distance 0.04km



9 CENTRESIDE DRIVE TORQUAY VIC 3228

4 2 2

Sold Price 1165000 Sold Date 12-Apr-24

Distance 0.42km

RS = Recent sale **UN** = Undisclosed Sale

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